DIMON Estate Agents

Canberra Court, Canberra Close, Alverstoke, Gosport, Hampshire, PO12 2NY

£99,950







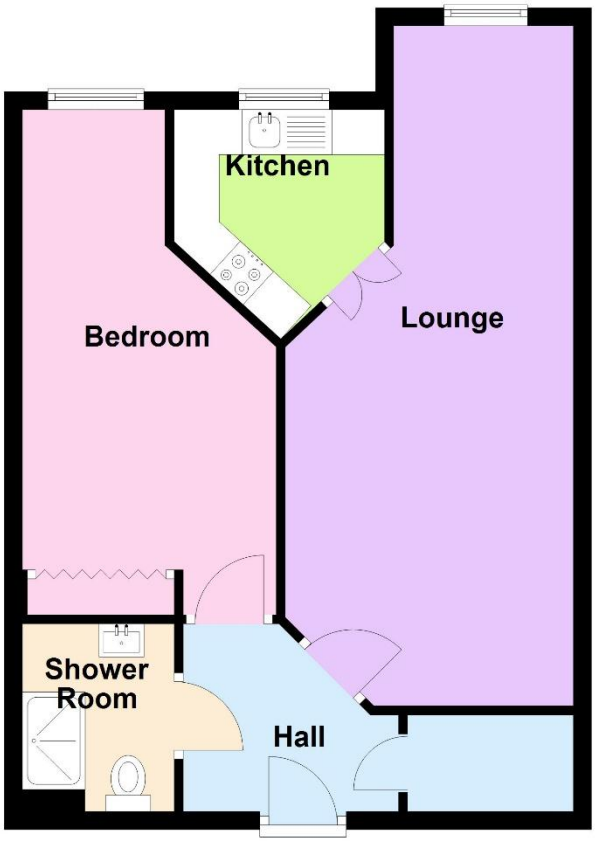

- First Floor Retirement Apartment For Over 60`s Independent Living
- One Bedrooms
- Kitchen With Window
- Spacious Lounge/Dining Room
- Residents Lift
- Re-Fitted Shower Room
- PVCu Double Glazing & Electric Heating
- Emergency Assistance Call Facility
- Residents Lounge
- No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

First Floor



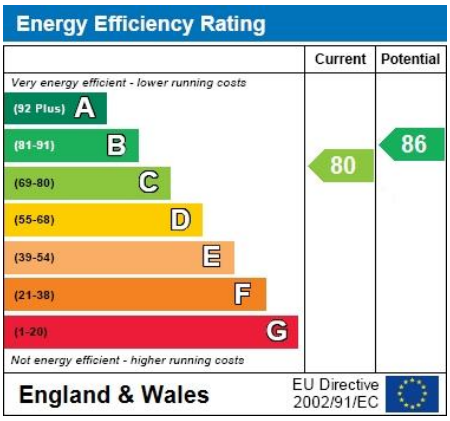




SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Door entry system, lift or stairs to each floor. The flat is located on the 1st floor.
Entrance Hall	Coved ceiling, emergency assitance control panel incorporating door entry phone, airing and storage cupboard.
Lounge	24'10" (7.57m) x 10'6" (3.2m) narrowing to 6`6 (1.98m), Coved ceiling, emergency assistance pull cord, Georgian style glazed French doors to:
Kitchen	7'7" (2.31m) x 6'8" (2.03m) Irregular Shape Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob, space for fridge and freezer, PVCu double glazed window, tiled splashbacks, emergency assistance pull cord, coved ceiling, cooker extractor fan.
Bedroom	16'2" (4.93m) To Wardrobe x 9'1" (2.77m) narrowing to 5`2 (1.57m), PVCu double glazed window, emergency assistance pull cord, coved ceiling, built in wardrobe with mirrored folding doors, electric panel heater.
Shower Room	Modern white suite of shower cubicle, vanity hand basin with cupboard under, low level W.C., fitted cupboards, tiled walls, electric heated towel rail, medicine cabinet with overhead lights, ceramic tiled floor, emergency assistance call button, extractor fan, wall mounted fan heater.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 125 year lease from 1 February 2000. Charges from 1st September 2026 current ground rent £709.84 per annum, current maintenance charge ££3,558.44 per year which includes the water, sewage and building insurance. Next ground rent review 1st February 2044. We understand on the future sale of the property there is an exit fee for the owner at that time to pay of 2%. This is calculated as 1% of previous purchase price and 1% of either the previous purchase price or current sale price whichever is lower. Purchasers should be aware that they would need to be over the age of 60 to purchase and in the case of a couple, one must be 60 years and the partner must be 55 years or over. The development is designed for independent, active living. There are no care related services available. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band C.

Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.